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**CITY OF COLUMBIA**  
**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
November 17, 2022  
  
**City Hall**  
**Minutes**

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**Members Present:** Chloe Jaco, Robert Broom, Mary Beth Sims Branham, Andrew Saleeby, Philip Maguire, and Bruce Greenberg

**Members Absent:** Sanford Dinkins and Taylor Wolfe

**Staff:** Amy Moore, Lucinda Statler, Rachel Walling, Betsy Kleinfelder, and Skye Robinson Barnes

**I. CALL TO ORDER**

Meeting was called to order at 4:00 PM by Chairperson Chloe Jaco.

Ms. Moore proceeded with review of the Consent Agenda. Mr. Greenberg recused himself from the consent agenda.

**II. CONSENT AGENDA**

**DESIGN/ HISTORIC**

1. [1107 Maple Street](#) (TMS# 11413-07-05) Request for preliminary certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project complies with Sec. 17-2.5(y) of the UDO and recommends granting preliminary certification of the Bailey Bill with the following conditions:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All details deferred to staff.

2. [1613-1615 Enoree Avenue](#) (TMS# 11306-04-04) Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1613-1615 Enoree Avenue complies with Sec. 17-2.5(y) of the UDO and recommends granting preliminary certification of the Bailey Bill with the following conditions:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All details deferred to staff.

3. [1718 Hampton Street](#)/Chestnut Cottage (TMS# 11402-08-03) Request for preliminary certification for the Bailey Bill. *Individual Landmark*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1718 Hampton Street complies with Sec. 17-2.5(y) of the UDO and recommends granting preliminary certification of the Bailey Bill with the following conditions:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
  - All work meeting the standards for work as outlined in Section 17-2.5(y);
  - All details deferred to staff.
4. **2918 Grace Street** (TMS# 09114-02-03) Request for preliminary certification for the Bailey Bill. *Cottontown/Bellevue Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the project at 2918 Grace Street complies with Sec. 17-2.5(y) of the UDO and recommends granting preliminary certification of the Bailey Bill with the following conditions:
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
  - All work meeting the standards for work as outlined in Section 17-2.5(y);
  - All details deferred to staff.
5. **2226 Senate Street** (TMS# 11410-22-08) Request for preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the project complies with Sec. 17-2.5(y) of the UDO and recommends granting preliminary certification of the Bailey Bill with the following conditions:
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
  - All work meeting the standards for work as outlined in Section 17-2.5(y);
  - All details deferred to staff.
6. **2006 Gervais Street** (TMS# 11406-12-01) Request for Certificate of Design Approval for new construction. *Five Points Design Overlay District*  
**STAFF RECOMMENDATIONS:**  
 Staff recommends approval of the request, with the changes discussed in the evaluation, and any further details or changes to be reviewed and approved by staff.
7. **2403 Santee Avenue** (TMS# 11409-07-30) Request for a Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the proposed new construction at 2403 Santee Avenue generally complies with Section 3 of the Old Shandon/Lower Waverly guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- All material choices for outstanding items be deferred to staff to work out with the applicant.
  - All other details deferred to staff.
8. **200 Mulberry Lane** (TMS# 08913-06-04) Request for a Certificate of Design Approval for new construction. *Whaley Street Protection Area*  
**STAFF RECOMMENDATIONS:**

Staff finds that the proposed new construction at 200 Mulberry Lane generally complies with Section 3 of the Whaley Protection Area guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All material choices for outstanding items be differed to staff to work out with the applicant.
- The windows will be 1/1, 6/6, or 6/1 aluminum clad wood windows with three dimensional muntins.
- The appropriate buffer will be established between the driveways and the neighboring properties.
- All work is contingent on approval of a zoning variance through the Board of Zoning Appeals.
- All other details deferred to staff.

### **APPROVAL OF MINUTES**

#### **October Minutes**

**Ms. Moore completed review of consent agenda.**

**Pause for public input, none received.**

**Mr. Maguire made a motion to accept the October minutes and approve the Consent Agenda subject to staff comments. Ms. Branham seconded the motion. Roll call vote taken, all aye, motion passed (5-0).**

### **III. REGULAR AGENDA**

#### **URBAN DESIGN**

1. **930 Laurel Street *Finlay Park*** (TMS# 09014-01-01, 03, 04; 09010-08-01; 09014-15-01) Request for Certificate of Design Approval for new construction, renovations, and site improvements *City Center Design/ Development District*

#### **STAFF RECOMMENDATION:**

Staff finds that the proposal for Finlay Park and the associated buildings meets the applicable City Center Design Guidelines and **recommends approval of the request.**

**Ms. Branham recused herself from the case.**

**Ms. Statler provided overview of project proposal.**

**Applicant Todd Martin provided background and details surrounding the project, discussion between board and applicant ensued.**

**Pause for public input.**

**Governors Hill resident Jeff Bates and Tom Hunt spoke in support of the project but cited security and maintenance concerns. Applicant, Todd Martin responded to concerns.**

**Mr. Saleeby made motion to grant request for Certificate of Design Approval for new construction, renovations, and site improvements. Mr. Greenberg seconded the motion, roll call vote taken, all aye, motion passed (5-0).**

### **IV. OTHER BUSINESS**

**V. ADJOURN**

**Motion to adjourn by Mr. Broom.  
Motion seconded by Mr. Maguire.  
Meeting adjourned at 4:42 PM.**

*Andrew Saleeby*

Andrew Saleeby (Dec 16, 2022 11:15 EST)

Chairperson

Respectfully submitted  
Planning and Development Services Department

12/16/2022

Date

# November2022\_DDRC\_final Minutes

Final Audit Report

2022-12-16

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